



WASHOE COUNTY

"Dedicated To Excellence in Public Service"

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STAFF REPORT

BOARD MEETING DATE: August 25, 2015

CM/ACM:

Finance DN

DA ✓

Risk Mgmt N/A

Comptroller MS

Clerk CS

DATE: July 31, 2015

TO: Board of County Commissioners

FROM: Joaquin Tabbada, Civil Engineer II, Engineering and Capital Projects,
Community Services Department, 325-2055, jtabbada@washoecounty.us
Leo R. Vesely, P.E., CFM, Licensed Engineer, Engineering and Capital Projects,
Community Services Department, 325-8032, lvesely@washoecounty.us

THROUGH: Dwayne Smith, P.E., Division Director, Engineering & Capital Projects,
Community Services Department, 328-2043, desmith@washoecounty.us

SUBJECT: Adopt a Resolution Accepting Real Property for Use as a Public Street (A portion of 2nd Parcel Map for Spanish Springs Associates Limited Partnership and Mystic Mountain, LLC, Parcel Map No. 5124, Ingenuity Avenue), APN 538-010-06 (totaling 57,062 square feet), for use as a public street right-of-way; and if approved, direct the Clerk's Office to record the Resolution. (Commission District 4.)

SUMMARY

This item recommends adoption of a Resolution Accepting Real Property for Use as a Public Street (A portion of 2nd Parcel Map for Spanish Springs Associates Limited Partnership and Mystic Mountain, LLC, Parcel Map No. 5124, Ingenuity Avenue), APN 538-010-06 (totaling 57,062 square feet), for use as a public street right-of-way; and if approved, directs the Clerk's Office to record the Resolution for the property located in the Spanish Springs, Washoe County, Nevada.

The right-of-way for Ingenuity Avenue was granted on Parcel Map 5124, Document No. 4344409 and was recorded on April 15, 2014. The subject portion of the roadway was not accepted by Washoe County at that time because the road improvements were not constructed. With the satisfactory design, inspection and completion of Ingenuity Avenue roadway improvements to County standards, it is recommended that the rights-of-way now be accepted for ownership and maintenance by Washoe County.

A total of 0.19 miles of new roadway will be added to the Washoe County street system with the adoption of the Resolution.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

None.

AGENDA ITEM # 5.F.2

BACKGROUND

This portion of Ingenuity Avenue represents an extension of previously approved and accepted Ingenuity Avenue. The extension of Ingenuity Avenue was necessary to serve newly constructed industrial development. The right-of-way for this portion of Ingenuity Avenue was granted on the 2nd Parcel Map for Spanish Springs Associates Limited Partnership and Mystic Mountain, LLC, Parcel Map 5124, Document No. 4344409 which was recorded on April 15, 2014. The subject portion of the roadway was not accepted by Washoe County at that time because the road improvements were not constructed to County standards. The newly constructed public roadway extends Ingenuity Avenue an additional 1,004 linear feet (0.19 mile).

With the satisfactory completion of the public roadway improvements, it is recommended that the 1,004 linear feet (0.19 mile) of Ingenuity Avenue now be accepted for ownership and maintenance by Washoe County.

FISCAL IMPACT

The new right-of-way and roadway improvements will be maintained by the Washoe County Operation (Roads), funded through Special Revenue Fund 216 in cost center 216002 (Roads Maintenance). The cost for maintaining 0.19 mile of roadway in the form of pavement management (overlay, slurry sealing) and routine maintenance (ditch cleaning, snow and ice removal, striping, signage repair, etc.) has been estimated at \$5,000 per year.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt a Resolution Accepting Real Property for Use as a Public Street (A portion of 2nd Parcel Map for Spanish Springs Associates Limited Partnership and Mystic Mountain, LLC, Parcel Map No. 5124, Ingenuity Avenue), APN 538-010-06 totaling 57,062 square feet), for use as a public street right-of-way; and if approved, direct the Clerk's Office to record the Resolution.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt a Resolution Accepting Real Property for Use as a Public Street (A portion of 2nd Parcel Map for Spanish Springs Associates Limited Partnership and Mystic Mountain, LLC, Parcel Map No. 5124, Ingenuity Avenue), APN 538-010-06 (totaling 57,062 square feet), for use as a public street right-of-way; and if approved, direct the Clerk's Office to record the Resolution."

APN: 538-010-06

*When recorded return to:
Washoe County Engineering & Capital Projects Division
PO Box 11130
Reno, NV 89520*

RESOLUTION ACCEPTING REAL PROPERTY
FOR USE AS A PUBLIC STREET
(A Portion of 2ND Parcel Map for Spanish Springs Associates Limited
Partnership and Mystic Mountain, LLC, Parcel Map No. 5124)

The 2nd Parcel Map for Spanish Springs Associates Limited Partnership and Mystic Mountain, LLC, Parcel Map No. 5124, Section 14, Township 21 North, Range 20 East, MDM, Document No. 4344409 recorded April 15, 2014, (Ingenuity Avenue) as described and shown on Exhibit "A" (a copy is attached and is incorporated by reference).

WHEREAS, it is a function of the County of Washoe to operate and maintain public streets; and

WHEREAS, the right of way for Ingenuity Avenue, was offered for dedication by 2nd Parcel Map for Spanish Springs Associates Limited Partnership and Mystic Mountain, LLC, Parcel Map No. 5124, Document No. 4344409 recorded on April 15, 2014; and

WHEREAS, said offer of dedication was rejected by the Director of Planning and Development Division because said road was not constructed to Washoe County standards; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the property owner, rescind its action and accept the street for public use; and

WHEREAS, portion of said street has been recently constructed and now meets current County standards; and

WHEREAS, said street is necessary for public access; and

WHEREAS, the Washoe County Board of Commissioners finds that it is in the best interest of the public to accept said street.

NOW, THEREFORE, BE IT RESOLVED, by the Washoe County Board of Commissioners, pursuant to NRS 278.390, that the real property shown on 2nd Parcel Map for Spanish Springs Associates Limited Partnership and Mystic Mountain, LLC, Parcel Map No. 5124 (as described and shown on Exhibit "A", a copy is attached and is incorporated by reference) is hereby accepted.

WASHOE COUNTY BOARD OF COMMISSIONERS

Chair,
Washoe County Commission

_____, 2015
Dated

ATTEST:

NANCY PARENT
Washoe County Clerk

OWNER'S CERTIFICATE

I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT I HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED IN THE INSTRUMENT REFERRED TO IN THE FOREGOING AND THAT THE RESULTS AS SHOWN FOR ACCESS, UTILITY AND EASEMENTS ARE HEREBY GRANTED.

STATE OF NEVADA
COUNTY OF WAGDOE
I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT I HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED IN THE INSTRUMENT REFERRED TO IN THE FOREGOING AND THAT THE RESULTS AS SHOWN FOR ACCESS, UTILITY AND EASEMENTS ARE HEREBY GRANTED.

SURVEYOR'S CERTIFICATE

I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT I HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED IN THE INSTRUMENT REFERRED TO IN THE FOREGOING AND THAT THE RESULTS AS SHOWN FOR ACCESS, UTILITY AND EASEMENTS ARE HEREBY GRANTED.



UTILITY COMPANIES CERTIFICATE

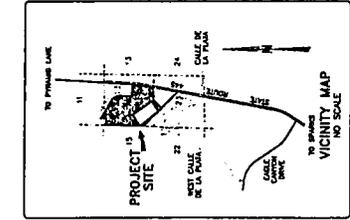
UNINCORPORATED PUBLIC UTILITY AND GULF IN COMPANY.
NEVADA BELL TELEPHONE COMPANY 4/9/14
SUNBELT TELEPHONE COMPANY 4/9/2014
COURT COMMUNICATIONS 4/9/2014
WAGDOE COUNTY DEPARTMENT OF WATER RESOURCES 4/9/14

TAXATION CERTIFICATE

THE WATER AND SEWER RESERVE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WAGDOE DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESERVE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WAGDOE DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.



LEGEND
SET 5/8" REBAR WITH CAP *PLS 404T
FOUND 5/8" REBAR WITH CAP *PLS 404T
FOUND 5/8" REBAR WITH CAP *PLS 404T
FOUND 5/8" REBAR WITH CAP *PLS 404T

TOTAL AREA = 345.95 ACRES ±

LEGEND

- SET 5/8" REBAR WITH CAP *PLS 404T
FOUND 5/8" REBAR WITH CAP *PLS 404T
FOUND 5/8" REBAR WITH CAP *PLS 404T
FOUND 5/8" REBAR WITH CAP *PLS 404T

REFERENCES:

- PARCEL MAP 4813, RECORDED AUGUST 11, 2008
WAGDOE COUNTY DEPARTMENT OF WATER RESOURCES
WAGDOE COUNTY DEPARTMENT OF WATER RESOURCES

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND THAT SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, A NEVADA LIMITED LIABILITY COMPANY, HAS BEEN DULY ORGANIZED AND IS IN FULL COMPLIANCE WITH THE NEVADA LIMITED LIABILITY COMPANY ACT.

WESTERN TITLE COMPANY, INC.
BY: [Signature]

DIRECTOR OF PLANNING AND DEVELOPMENT

CERTIFICATE
I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT I HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED IN THE INSTRUMENT REFERRED TO IN THE FOREGOING AND THAT THE RESULTS AS SHOWN FOR ACCESS, UTILITY AND EASEMENTS ARE HEREBY GRANTED.

BY: [Signature]
DATE: April 9, 2014

NOTES

- 1. PARCEL MAP 4813, RECORDED AUGUST 11, 2008, IS TO BE CONSIDERED AS PART OF THIS PLAN.
2. ALL EASEMENTS AND RIGHTS GRANTED BY THIS PLAN SHALL BE CONSIDERED AS PART OF THIS PLAN.
3. THE RESULTS OF THIS SURVEY SHALL BE CONSIDERED AS PART OF THIS PLAN.

WATER RIGHT DEDICATION CERTIFICATE

THE WATER AND SEWER RESERVE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WAGDOE DEVELOPMENT CODE, RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP
COUNTY DEPARTMENT OF WATER RESOURCES
COUNTY DEPARTMENT OF WATER RESOURCES

Parcel Map 5124

2nd PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP AND MISTIC MOUNTAIN, LLC SITUATE WITHIN SECTIONS 11, 14 AND 23, RANGE PARCEL 18 OF PARCEL MAP 4813 BEING PARCEL 18 OF PARCEL MAP 4813 AND PARCEL 18 OF SURVEY MAP 5021 MADISON COUNTY, MISSISSIPPI

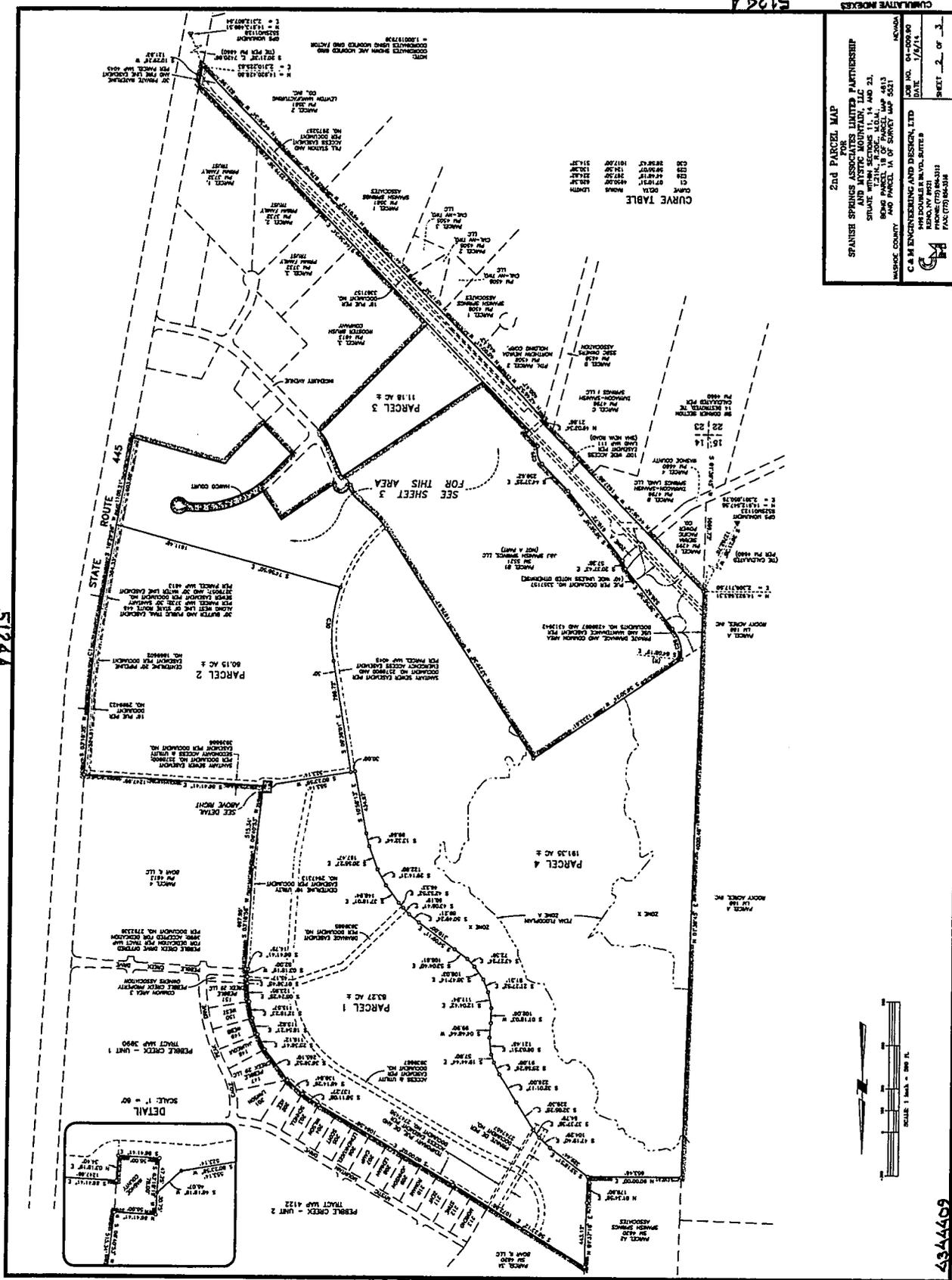
C & M ENGINEERING AND DESIGN, LTD. 4000 N. W. 10TH AVENUE, SUITE 200 MIAMI, FL 33142

JOB NO. 04-002-00
DATE 7/5/11
SHEET 2 OF 3

Parcel Map 5124A

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

5124A



5124A

4344409

